

Municipal Clerk
Atlanta, Georgia

05-0-0101

AN ORDINANCE
BY:

Z-04-153
Date Filed: 12-14-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3678 Roswell Road (a.k.a. 3680 Roswell Road) N.W.** be changed from C-1-C (Commercial Business Conditional) District to the C-1-1 (Commercial Business Conditional) District for purposes of a Site Plan Amendment, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 97. 17th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

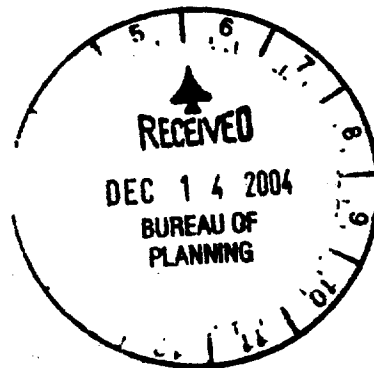
ZONING C-1-C LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 97 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE MITERED CORNER OF THE WESTERLY RIGHT OF WAY OF ROSWELL ROAD (VARIABLE R/W) AND NORTHERLY RIGHT OF WAY OF BLACKLAND ROAD (50' R/W); THENCE ALONG THE MITERED RIGHT OF WAY OF BLACKLAND ROAD SOUTH 63 DEGREES 46 MINUTES 47 SECONDS WEST, 12.80 FEET TO A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID MITER AND ALONG SAID RIGHT OF WAY NORTH 54 DEGREES 12 MINUTES 46 SECONDS WEST, 189.64 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 54 DEGREES 12 MINUTES 46 SECONDS WEST, 31.35 FEET TO A 1" CRIMPED TOP PIPE FOUND; THENCE NORTH 54 DEGREES 12 MINUTES 32 SECONDS WEST, 90.15 FEET TO A 3/4" CRIMPED TOP PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 35 DEGREES 41 MINUTES 33 SECONDS EAST, 166.39 FEET TO A #4 REBAR SET; THENCE SOUTH 00 DEGREES 24 MINUTES 38 SECONDS EAST, 206.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BLACKLAND ROAD (50' R/W), SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL 0.232 (10,108 SQ. FT.)



#12

05-0-0101

(Do Not Write Above This Line)

AN ORDINANCE Z-04-153

BY: An Ordinance to rezone property from the C-1-C (Commercial Business Conditional) District to the C-1-1 (Commercial Business Conditional) District for purposes of a Site Plan Amendment, property located at 3678 Roswell Road (a.k.a. 3680 Roswell Road), fronting approximately 451 feet on the northwesterly side of Roswell Road, fronting approximately 323 on the northwesterly side of Blackland Road and approximately 22 feet on the southwesterly side of Paces Ferry Road. Depth: varies. Area: 1.328 acres. Land Lot 97. 17th District, Fulton County, Georgia.
APPLICANT: DEFOOR BUCKHEAD PARTNERS, LLC
OWNER: SOUTHTRUST BANK AS TRUSTEE UNDER WILL OF H.L. DEFOOR
BY: CARL E. WESTMORELAND, ESQ.
NPU-A COUNCIL DISTRICT 8

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☒ PERSONAL PAPER REFER

Date Referred 1/18/05
Referred To: ZRB+Zoning
Date Referred
Referred To:
Date Referred
Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

- FINAL COUNCIL ACTION
- ☐ 2nd
 - ☐ 1st & 2nd
 - ☐ 3rd
 - ☐ Consent
 - ☐ V Vote
 - ☐ RC Vote

CERTIFIED

MAYOR'S ACTION